

## MEETING RECORD

<b>NAME OF GROUP:</b>	URBAN DESIGN COMMITTEE
<b>DATE, TIME AND PLACE OF MEETING:</b>	October 1, 2019, 3:00 p.m., Conference Room 210, County-City Building, 555 S. 10 <sup>th</sup> Street, Lincoln, NE.
<b>MEMBERS IN ATTENDANCE:</b>	Amber Brannigan, Emily Casper, Tammy Eagle Bull, Tom Huston, Gill Peace and Michelle Penn; (Trent Reed absent).
<b>OTHERS IN ATTENDANCE:</b>	Stacey Hageman and Teresa McKinstry of the Planning Dept.; Dept.; Dallas McGee of Urban Development; Dave Johnson of Studio 951; Randy Chevalier with CIP; John Hathaway with Architectural Design Associates; Gian Chan from Stone Elephant LLC; and Matt Olberding of Lincoln Journal Star.

Chair Penn called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Penn then called for a motion approving the minutes of the regular meeting held September 3, 2019. Motion for approval made by Huston, seconded by Brannigan and carried 6-0: Brannigan, Casper, Eagle Bull, Huston, Peace and Penn voting 'yes'; Reed absent.

### **REDEVELOPMENT AT COTNER & P STREET:**

Members present: Brannigan, Casper, Eagle Bull, Huston, Peace and Penn; Reed absent.

Dave Johnson stated that he appeared last month to present the project. Today is to present the proposed landscaping. This was the former site of the Home Real Estate building, which was demolished. There will be a total of six levels, five stories by code definition. Turf and ground covers are proposed for surrounding the building, along with trees. There is an outdoor amenity area with a pool, plaza and sitting areas. The pool will most likely be only four or five feet deep. It will be surrounded by a fence. The lowest level will be parking with the entrance off Cotner Blvd. The lower level off P St. will be parking next to the indoor amenity area. He showed examples of different materials in the area. They are proposing textured limestone for the first story. Above that, they are proposing a smoother limestone. There are a couple of areas where a prefinished siding will be used. There will be some gray corrugated metal for accent areas. The windows and doors will be light gray with a black handrail on the fencing. The darker insets are where a Hardi product will be used. The grade will be moved up against the building where possible. We propose evergreen type trees on the corner. The courtyard will have a green wall with some type of vine growing up against it.

Huston believes this group was asking for landscape along P St. and Cotner Blvd. Johnson stated they do not have that information yet.

Peace would like to know more about the windows. Johnson stated that right now, they are looking at Pella. Sometimes PTACs (Packaged Terminal Air Condition) have a box that sticks outside. These will be flush with the window system. There will be a few studio units that have these. Peace believes the materials are all nice, but sometimes white vinyl windows or light gray stand out. If you have the ability to look at other options, he would recommend Pella Impervia windows. Johnson would love to look at those, but choices had to be made. With the Pella 100 series, you are limited to white, taupe or gray. He has to wait and see how the estimates look before knowing if they could afford a different window.

Peace remembers talking about the landscaping at the last meeting. He likes the plan and the landscaping he has seen so far. The Cotner Blvd. side is a challenge. He would almost encourage not to place turf on that side. Johnson noted that they are proposing more of a groundcover.

Huston is interested in the Comprehensive Plan that notes sites like this are for infill and density. That is what this is. He is interested to see how this works.

Peace understands the applicant is still working on cost and budgeting. He inquired on the approximate build price on each parking stall. Johnson believes they are pushing high 20's.

Casper asked if pets will be allowed. There doesn't seem to be a good pet site. Randy Chevalier thinks perhaps they will have a spot for pets on the north side. They were thinking that pets will be allowed. Johnson agreed. There would be access through the parking garage.

Penn wondered how high the parapets are. Johnson replied that all the air conditioners will be standard residential size. We are taking water off the edges and collecting in gutters. He pointed out where the parapets will be. Some are seven feet tall. Some are three to four, and there are other areas where the roof is not a parapet at all. We have done some sightline studies in the area. Penn thinks there might be some vantage points where the units are visible. Johnson thinks with the other buildings in the area, they will not be visible.

Stacey Hageman noted that waivers are being looked at for height, parking and some setbacks. Johnson stated they received an opinion from Building and Safety that some balconies are in the setbacks. There is one part of the radius where the decks stick out a few feet. They just want to make sure this interpretation is covered. Hageman added this will appear before Planning Commission in two weeks. Johnson added they also need a waiver for the height and two parking stalls. They are over the 1-to-1 on inside stalls. There are outside stalls built in for visitors.

**ACTION:**

Huston moved approval, along with approval of the requested waivers, seconded by Peace. Motion for approval carried 6-0: Brannigan, Casper, Eagle Bull, Huston, Peace and Penn voting 'yes'; Reed absent.

**ORIENTAL MARKET/STONE ELEPHANT REDEVELOPMENT:**

Members present: Brannigan, Casper, Eagle Bull, Huston, Peace and Penn; Reed absent.

John Hathaway stated that this was originally the Thai House Restaurant. It was turned into a grocery store. They have owned the two lots to the north for seven or eight years. They would like to expand. There is an odd roof shape. There will be some grading to bring the lots up. The existing store is 5,500 square feet. The new store will be double the existing square feet. The entire facility will be re-roofed and the parking expanded. There are one or two trees existing, but he believes they will need to be removed with the expansion. Some new trees will be planted. There will be a thin brick and thin stone veneer. The existing construction will be painted. The roof will have a modified truss. The entry will have a little bit of recess. The back side on the north end will have a delivery entrance. They want to keep their red roof.

Penn would like to see what is on the back side of this business. Hageman stated it is residential.

Brannigan wondered if they are sold on the beige coloring. Hathaway responded they aren't sold on it. They are looking into it. Brannigan loves the red roof. She is wondering if a gray or a darker palette would blend with the other buildings in the neighborhood. She is just commenting. Hathaway noted that final material selection hasn't been agreed upon yet.

Brannigan questioned if they are going to do any other street signage. Hathaway replied it will be just the building signage. Brannigan wondered how many parking stalls will be added. Hathaway believes 24 to 26. City requirements will be met.

Penn commented that it has been a while since something has developed on 27<sup>th</sup> Street. She is excited to see something like this. She feels like this is where TIF (Tax Increment Financing) money is used really well. Her only question is regarding the windows. They don't feel large enough. Hageman noted that there aren't building design standards in this area. Hathaway knows the windows are minimal, but they want to maximize the indoor area.

Eagle Bull questioned if the windows will have any security features on them. Hathaway replied no. There will be outdoor security cameras.

Casper agrees with Brannigan. She feels like a darker color will offset the red roof. These are just comments. She thinks this will be great for the neighborhood.

Peace agrees with most of the other comments. He would recommend staying away from a brown or yellow. It will make the red roof stand out. He would love to see the window sills lowered. This is close to symmetrical, but not perfect. He would love to see five windows on each side of the doorway, instead of three. He thinks it would be advantageous to have more windows. Also, the landscape only screens a few feet. He would love to see a little more. To see improvements on N. 27<sup>th</sup> Street is fantastic. He is a big fan of this project.

Brannigan inquired if any security lighting is proposed. Hathaway replied that the current lighting is from the business. They are only open until 8:30 p.m. They will look into getting lights that cast into the parking and drive.

**ACTION:**

Brannigan moved approval, seconded by Eagle Bull and carried 5-0: Brannigan, Casper, Eagle Bull, Peace and Penn voting 'yes'; Huston declaring a conflict of interest; Reed absent.

**CAMPION REDEVELOPMENT:**

Members present: Brannigan, Casper, Eagle Bull, Huston, Peace and Penn; Reed absent.

Hageman stated that she hasn't received any new information. Staff is working with them on some design issues.

**OTHER:**

- **Enersen Urban Design Award**

Hageman stated that Huston has volunteered in the past. The group typically meets in October. Huston noted that the Lincoln Arts Council typically wants the list as early as possible. He is willing to do it again.

- **Chair**

Penn stated that she has been Chair for a while. She is willing to step down if someone else wants to do it. Everyone agreed that Penn has been doing a good job and they would like her to remain as Chair of the committee.

There being no further business, the meeting was adjourned at 4:00 p.m.